

## Gledwood Drive Hayes UB4 0AJ



### £625,000 FREEHOLD

Ideal home for the larger family, spacious extended four bed two bath end of terrace house, popular North Hayes location, entrance porch, through lounge dining room, separate fitted kitchen, three first floor bedrooms & luxury fitted shower room/wc, large loft master bedroom with walk in wardrobe & en-suite shower room/wc, gas central heating, double glazed, mostly paved garden, 19'8 detached garage at rear via service road access to side, good access & scope for adding a garden room, off street parking for two cars, early viewing recommended.

#### LOCATION

With approximate distances, Gledwood Drive runs between Balmoral Drive & the Uxbridge Road with its eclectic mix of retail parks, shops, takeaways, restaurants, and small businesses. Local bus services provide access to the surrounding areas and beyond. To include Hayes Town shopping centre with its Hayes & Harlington mainline station. The popular Elizabeth Line link has quoted journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 is just over a mile from the property. Lombardi Retail Park with its selection of high street brand shops & Sainsbury's Super Store is located just a mile away. The popular Grange Park Nursery, infant and Primary Schools are located 350 yards away.

Within half a mile of the property are the popular Beck Theatre & Barra Hall's twenty acre formal park & Botanic gardens features a Grade Two listed manor house, ornamental lawns, recreational grass areas, rose and shrub beds, seasonal bedding and lots of mature trees. There is also a bandstand, open-air theatre, refreshment kiosk and a children's play area.

Property Reference 7868 Council Tax Band D £1952.00 Per Annum Epc Rating TBC

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

## ENTRANCE PORCH

Brick & Upvc double glazed construction under a pitch tiled roof, Upvc double glazed entrance door, front & side aspect Upvc double glazed windows, Upvc double glazed internal door to:-

## ENTRANCE HALL

Carpeted stairs to first floor with storage cupboard under, part pinewood wall cladding, carpeted flooring, radiator, doors to through lounge dining room & kitchen

## THROUGH LOUNGE DINING ROOM

Front aspect Upvc double glazed window with pinewood clad wall & curtain pelmet over, part stone wall & through lounge piers, feature stone fireplace with open grate, paved hearth & timber pine cladding over, matching display & tv shelving, carpeted flooring, radiator, aluminium double glazed sliding patio doors with pinewood clad surround & pelmet over, leading to the rear garden.



## KITCHEN DINER

Fitted kitchen comprising:- Range of Pine fronted wall units with cornice & light rails incorporating leaded light glazed display cabinet, matching base & drawer units with laminated worktops over, Inset ceramic bowl & a half single drainer sink unit with monobloc mixer taps, space & plumbing for washing machine. Recessed space for fridge freezer, space for free standing cooker. Half tiled walls, tiled flooring, rear aspect Upvc double glazed window, Upvc double glazed door to garden.



## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, carpeted staircase to second floor, carpeted flooring, doors to:-



## BEDROOM ONE

Rear aspect Upvc double glazed window, part pine paneled walls, built in wardrobes with storage cupboards over, woodblock flooring, radiator.



## BEDROOM TWO

Front aspect Upvc double glazed window, pine paneled walls, range of pine, full length floor to ceiling wardrobes & storage cupboards, matching single wardrobe with over bed recess & storage cupboards over, woodblock flooring, radiator.



## BEDROOM THREE

Upvc double glazed window dual aspect window, part pine paneled walls, woodblock flooring, radiator.



## SHOWER ROOM/WC

Luxury fitted white suite comprising:- Walk in double shower cubicle, wall mounted thermostatic shower control, fixed shower head, flexible hose, adjustable riser rail & detachable handset, countertop wash hand basin with monobloc mixer taps & wall mounted vanity cupboard under, close coupled wc with push button flush & hand held bidet rinse, built in airing cupboard housing combination gas central heating boiler, fully tiled walls, tiled flooring, radiator, extractor fan, rear aspect Upvc double glazed window.

## SECOND FLOOR LANDING

Carpeted turning staircase from the first floor, built in storage cupboard, side aspect Upvc double glazed window, door to

## MASTER BEDROOM FOUR

Part sloping ceilings, front aspect Velux windows, Upvc double glazed dormer window, carpeted flooring, radiator, built in eaves cupboards, door to walk in wardrobe, door to en-suite.



## WALK IN WARDROBE

Part sloping ceiling, carpeted flooring.



## EN-SUITE SHOWER ROOM/WC

Modern fitted white suite comprising:- Enclosed shower cubicle, wall mounted electric shower control, flexible hose, adjustable riser rail & detachable handset, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, close coupled wc with push button flush, white ladder style radiator, tiled walls, tiled flooring, rear aspect Upvc double glazed window.

## REAR GARDEN

Approximately 47'7 X 23'5 comprising:- Paved patio, remainder hard standing with flower & shrub borders, part brickwork boundary walling, remainder concrete paneled fencing, footpath adjacent to the property with timber gate to driveway at the front, access to garage.



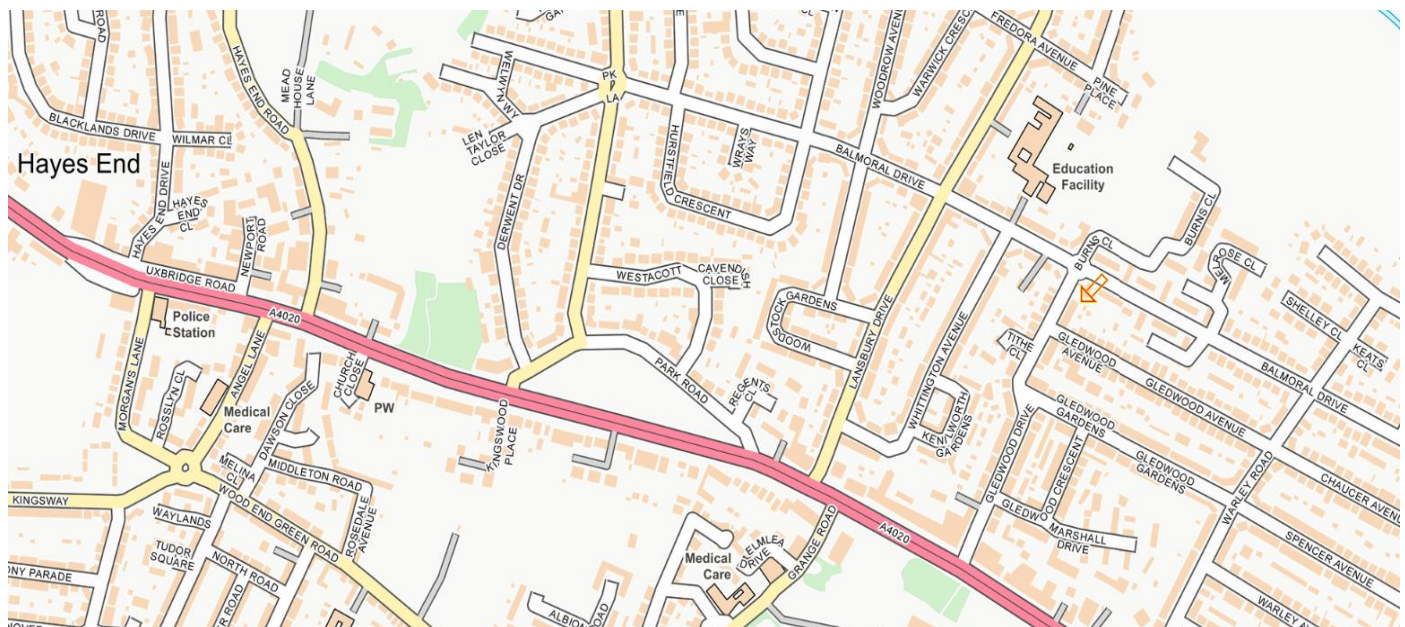
## GARAGE

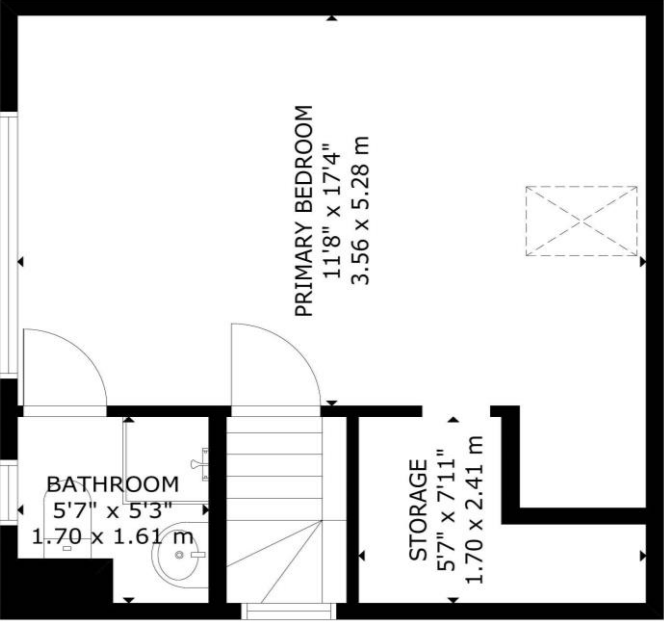
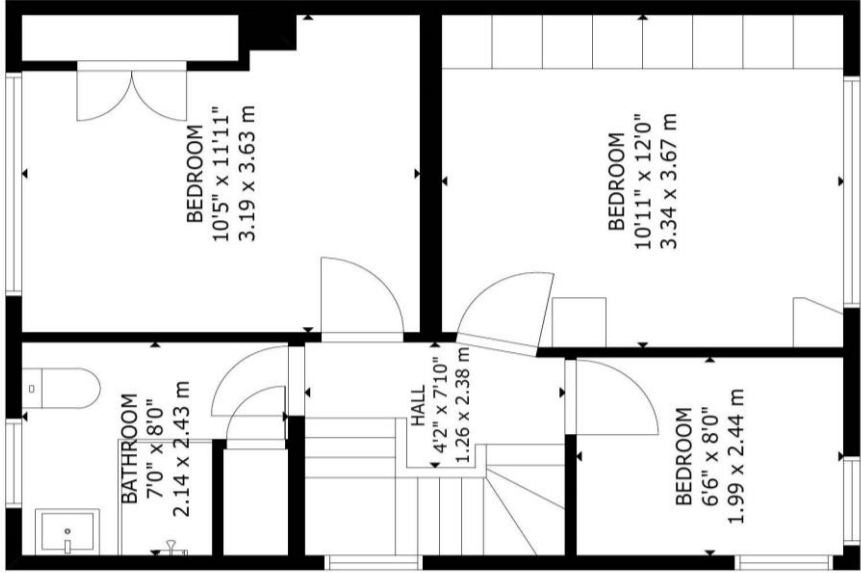
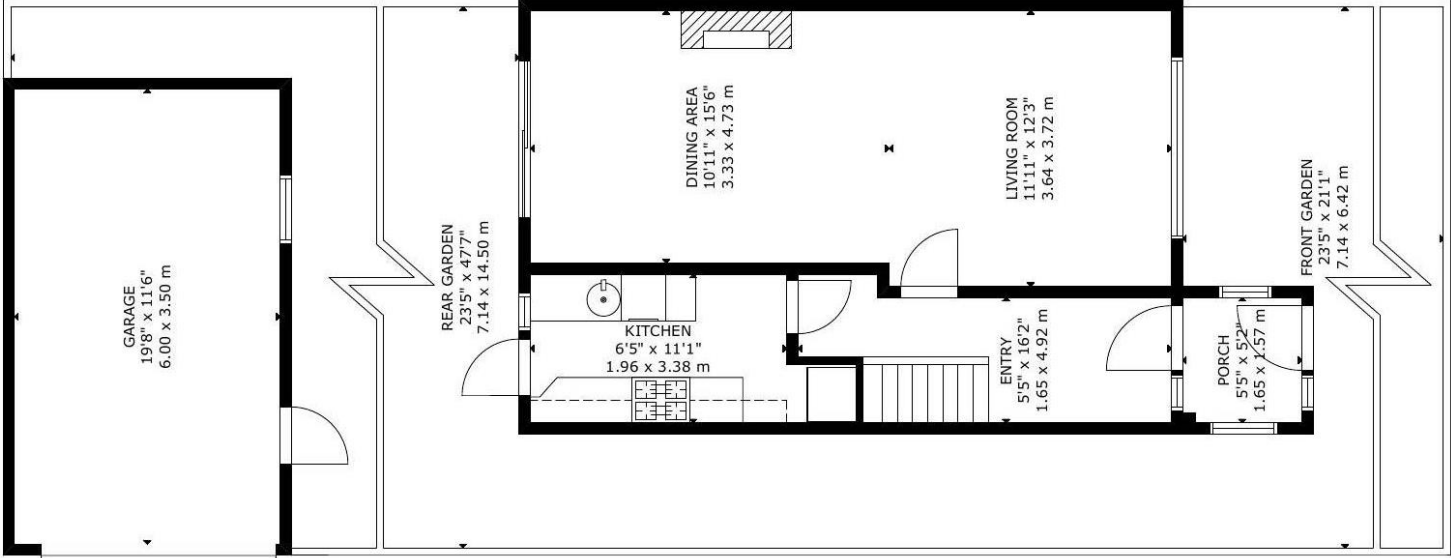
Approximately 19'8 x 11'6, pebble dashed pre-cast construction, approached via side service road. It is our opinion that there is potential space where the garage sits for the construction of a garden building suitable for a number of uses. Construction access is made easier via the side service road.



## PARKING

Off street parking to front for two cars.





GROSS INTERNAL AREA

TOTAL: 115 m<sup>2</sup>/1,237 sq.ft

GROUND FLOOR: 46 m<sup>2</sup>/495 sq.ft, FIRST FLOOR: 41 m<sup>2</sup>/438 sq.ft, SECOND FLOOR: 28 m<sup>2</sup>/304 sq.ft

EXCLUDED AREAS: GARAGE: 21 m<sup>2</sup>/226 sq.ft, PORCH: 3 m<sup>2</sup>/28 sq.ft

GARDEN: 56 m<sup>2</sup>/599 sq.ft, BARN: 81 m<sup>2</sup>/867 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY